

**FOR SALE**

BY PRIVATE TREATY

**11 Valley Park Avenue  
Finglas  
Dublin 11  
D11A7P2**



Three Bedroom Mid-Treece  
c.71.8sq.m /235sq.ft



**Price: €249,000**

PSR Licence Number 002307

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly introduce this fantastic three-bedroom mid terraced house to the market in the ever popular & sought-after location of Valley Park in Finglas.

This property is ideally situated only a couple minutes' walk from Finglas Village, excellent schools, retail and sports facilities. Glasnevin, Ashtown and Phibsborough are a stones' throw away, boasting a wide array of shops, bars & restaurants. The Botanical Gardens, IKEA, and DCU are other amenities & facilities close by, to mention a few. There are excellent road networks including the M50 to bring you in & around Dublin City and an excellent bus service. Broombridge Luas stop is within walking distance which makes this a superbly located home.

Internal living accommodation of c. 71.8 sqm comprises of storm porch, entrance hallway, living room to the front with feature fireplace, fully fitted kitchen and a recently renovated fully tiled bathroom all located on the ground floor. Upstairs hosts 2 double bedrooms and 1 single bedroom. The property is coming to the market in good condition throughout and boast a brand new bathroom. No. 11 benefits gas fired central heating, double glazed windows and a generous rear garden which is not directly overlooked.

Call Ray Cooke Auctioneers for further information!

## FEATURES

C. 71.8 sqm

BER E1

3 Bedrooms

Gas fired central heating

Double glazed windows throughout

NEW Fully tiled bathroom

Mature and sought-after area

Walking distance to Broombridge Luas Stop

Walking distance to Pelletstown Train Station

Excellent primary & secondary schools in the area

Fantastic location

Easy access to M50 motorway

Bus routes to City Centre close by

Walking distance of Ashtown and Finglas Village

Early viewing highly advised!



## ACCOMMODATION



### STORM PORCH

3'3" x 2'0" (1.0m x 2.0m)

Tiled flooring with access hallway.

### HALLWAY

13'7" x 5'9" (4.2m x 1.8m)

Timber with access to the living room and bathroom. Carpet to stairs.

### LIVING ROOM

11'8" x 8'8" (3.6m x 2.7m)

Timber flooring with gas fire place and access to kitchen/dining area.



### KITCHEN / DINING ROOM

10'8" x 11'4" (3.3m x 3.5m)

Timber flooring with floor and eye level units and access to the rear garden.



### BEDROOM 1

8'8" x 16'7" (2.7m x 5.1m)

Double bedroom to the front of the property with laminate flooring and wardrobes.

### BEDROOM 2

14'1" x 8'5" (4.3m x 2.6m)

Double bedroom the the rear of the property with carpet to floor and wardrobes.

### BEDROOM 3

8'5" x 8'5" (2.6m x 2.6m)

Single bedroom the the rear of the property with carpet to floor.

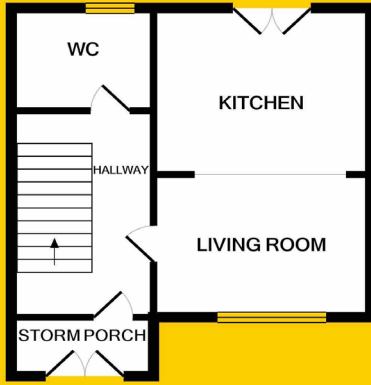


### BATHROOM

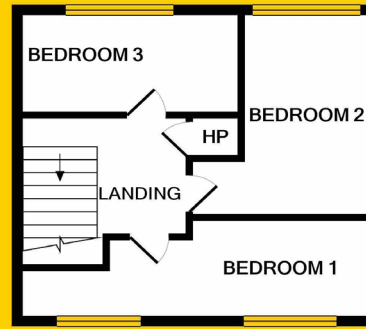
5'2" x 5'2" (1.6m x 1.6m)

Tiled flooring and walls with WC, WHB and shower.





GROUND FLOOR



1ST FLOOR

## VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

## NEGOTIATOR

John Sullivan and he can be contacted on

01 699 5050 or 086 0469458

Alternatively you can send an email to

[john.sullivan@raycooke.ie](mailto:john.sullivan@raycooke.ie) and we will contact you.



## MORTGAGES

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**01 40 30 720**

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